



Land Development News

County of San Diego
Department of Public Works
May 2012

Nick Ortiz, DPW Transportation Planning Project Manager **Transportation Impact Fee (TIF) Update**

DPW Land Development staff continue to prepare for the June 27, 2012 TIF Update County of San Diego (County) Board of Supervisors' (Board) hearing, at which the Board will consider three program options: 1) Residential/Non Residential Credit; 2) Residential Credit Only; and 3) Built-in Credit. All three options: 1) result in overall lower residential and non-residential fees when compared to current program; 2) maintain CEQA compliance for mitigating cumulative impacts; and 3) maintain TransNet Ordinance compliance and TransNet funding eligibility by collecting \$2,165 per residential unit. No staff preferred/proposed program option will be identified. The Board will be requested to provide staff with direction on the preferred program option.

Over the last couple of months, DPW staff have been focused on public outreach efforts which have consisted of several Stakeholder meetings and the creation of the TIF Update 2012 web page (link below).

<http://www.sdcountry.ca.gov/dpw/land/tifupdate2012.html>

The web page contains a variety of information regarding the TIF Update such as fee rate tables, TIF Eligible Facilities maps & tables, FAQ, and the Draft Transportation Needs Assessment. Staff will continue to augment and update web page information as new information becomes available and in response to public comments and questions.

John Thomas, DPW PDCI Senior Civil Engineer **Constructability Issues with Regional Standard Drawing D-40 Applications**

One of the most common of all drainage structures is the Rip Rap Energy Dissipater; aka rock slope protection. We refer you to the San Diego Regional Standard Drawing (Standard Drawing), D-40. Since this structure is often used in grading plans, it is important during design to consider the desired effect.

Where run-off is redirected and/or concentrated for protection of slopes, pads, streets, etc. from potential erosion, the person responsible for the change should return the run-off to its original, or as nearly as possible to original, condition in quantity, quality and nature of flow. Drainage outfall structures are designed to help accomplish this, and the D-40 is the most commonly selected structure.

The County has encountered some deficient D-40 installations. The most common deficiencies relate directly to the concrete sill (Type 1).



In order to best review these deficiencies, we should look at the purpose of this sub-structure. The concrete sill called for in the Standard Drawing is intended to act as a weir to alter condition of the released water from concentrated to sheet-flow.

Accordingly, these three principles should be considered in selection, design and construction of the concrete sill:

1. The concrete sill should be constructed only where the run-off would naturally sheet-flow downstream of the outlet.
2. The sill should be constructed so as to be level and flush with the surface of the ground, allowing the water to run over its surface after its velocity is reduced through the rip-rap.
3. Where run-off is would naturally flow in a concentrated condition (i.e. swale, creek, pond, etc.), no sill need be constructed – only extension of the rip-rap so as to reduce water velocity to that of original or natural conditions.

With increasing attention to water quality and stormwater issues, the proper design and installation of drainage release structures is critical.

If you have questions on this issue, please contact a Private Development Construction Inspection representative at (858) 694-3165, or email at grading@sdcounty.ca.gov.

Cid Tesoro, DPW Watershed Protection Program Manager **Standard Urban Stormwater Mitigation Plan Update**

The County requires land development and public improvement projects to apply standards found within the County's Standard Urban Stormwater Mitigation Plan (SUSMP). The County is updating its SUSMP to clarify internal processes and procedures, and to comply with the Stormwater Municipal Permit. The following changes have been incorporated into the County SUSMP and appendices:

1. Expanded the Grandfathering language to define prior lawful approval and infeasibility.
2. Exempted single family dwelling driveways from the Priority Development Project requirements.
3. Added that projects discharging directly to an exempt water body must discharge within the limits of inundation of the river due to the occurrence of the peak flow of the 10-year flooding event.
4. Added that the confluence of offsite flows with onsite flow will not be allowed upstream of hydromodification flow control facilities or point of compliance.
5. Included sizing requirements for flood control, hydromodification and/or water quality facilities.
6. Included that self-retaining areas are required to have a 1:1 pervious to impervious ratio to mitigate for hydromodification.
7. Added instruction on how to calculate hydromodification and water quality using the sizing factor tables.
8. Added additional checklist bullets to the "self-retaining and self-treating areas" checklist due to geotechnical, vector and flood concerns.
9. Removed the "no maintenance notification" requirement for self-retaining areas and permeable pavement.
10. Added explanation on completion of the treatment control best management practices (TCBMP) Certification form in Chapter 5 of the SUSMP.



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11. Added self-retaining areas to the list of potential TCBMPs that need long-term maintenance (Category 1-4).

The updated SUSMP will be posted on the DPW [SUSMP website](#) by the end of May 2012. Please contact your County Project Manager if you have specific concerns regarding a current or upcoming SWMP submittal.

If you have any questions about this SUSMP update, please contact Cid Tesoro at (858) 694-3672, or, email at Cid.Tesoro@sdcounty.ca.gov.

Terry Connors, DPW County Surveyor

Responsibility of Certificates of Correction - Government Code Section 66466(f)

A little known section of the Subdivision Map Act requires each “surveyor of record” who prepares certificates of correction (COC) within the jurisdiction of a city, to transmit a copy of that document to the County Surveyor for inclusion into his index. Because the County Surveyor is not privileged to those COC’s within a city, they are often missed. It is requested that all surveyors abide by this requirement, as it increases the efficiency and accuracy of the index information.

We maintain a COC index on our official County Surveyor website at the following link:

<http://www.sdcounty.ca.gov/dpw/surveyor.html>

66466(f) “Upon the filing of any map, including amended maps and certificates of correction for recordation pursuant to this section or any record of survey pursuant to the Professional Land Surveyors’ Act (Chapter 15 (commencing with Section 8700) of Division 3 of the Business and Professions Code), the surveyor or engineer who prepared the document shall transmit a copy of the document, including all recording information, to the county surveyor, who shall maintain an index, by geographic location, of the documents. The County Surveyor may charge a fee not to exceed the fee charged for recording the document, for purposes of financing the costs of maintaining the index of the documents.”

If you have any questions, please contact Terry Connors at (858) 694-3869, or email at Terry.Connors@sdcounty.ca.gov.